RETURN TO:

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

N14932

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, LLC
25 Century Blvd., Suite 203
Nashville, TN 37214
Phone 615.883.0040 • Fax: 615.883.0827
File No. N14932

Davidson County DEEDWARR
Recvd: 03/08/07 10:32 2 pgs
Fees:13.00 Taxes:407.00
20070308-0028580

Property Address:
404 Standing Stone Court, Nashville, TN 37207 ---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Charles C. Cunningham, Jr., unmarried,**, hereinafter referred to as Grantor, has this day bargained and sold, and by these presents does hereby transfer and convey unto **Deshaun Robinson, unmarried, and Annie Wilson, unmarried**, hereinafter Grantees, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

Being Lot No. 77 on the Plan of Village by the Creek, Section Twelve, as shown by plat of record in Plat Book 6900, Page 314, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING THE SAME premises conveyed to Grantor by virtue of a warranty deed from Universal Builders, L.L.C., dated January 31, 2001, and recorded February 12, 2001, in the Register's Office for Davidson County, Tennessee, Instrument Number 200102120013648.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] not a part of the homestead of Grantor and is not Grantor's marital residence, or [] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor's hand this 27 day of February, 2007.

Charles C. Cunningham, Jr. by J.R. Herrell, AIF {Seal}
Charles C. Cunningham, Jr. by J.R. Herrell, AIF

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 27 day of February, 2007, before me personally appeared J.R. Herrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Charles C. Cunningham, Jr., as his attorney-in-fact and acknowledged that he executed the same as the free act and deed of said Charles C. Cunningham, Jr.

Witness my hand and official seal this 27 day of February, 2007.

ROBBIN YOUNT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires November 22, 2010

NOTARY PUBLIC
My Commission Expires:

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $110,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 27th of February, 2007.

Notary Public

My Commission expires: 9-16-07

KEVIN STEINKE NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Name of Owner and Property Address:
Deshaun Robinson and Annie Wilson
404 Standing Stone Court

Nashville, TN 37207

Person Or Entity Responsible For Payment Of Taxes:
First Franklin Corp., an Op Sub Of MLB&T C
320 Seven Springs Way
#200
Brentwood, Tn 37027

Tax Parcel ID#: 050-06-0-064.00